



RIVERWALK DRIVE NW
(60' PUBLIC R/W)

CLOVER ROAD (60' PUBLIC R/W)

	AREA
LOT 7	1998 SF
LOT 8	1726 SF
LOT 9	1726 SF
LOT 10	1726 SF
LOT 11	1726 SF
LOT 12	1998 SF

LEGEND

- EXISTING IRON PIN
- SET IRON PIN
- PROPERTY LINE
- ROAD R/W
- WATER LINE
- SANITARY SEWER LINE
- STORM DRAIN
- PUBLIC UTILITY EASEMENT
- STORM DRAINAGE EASEMENT
- BUILDING SETBACK
- SIGHT TRIANGLE EASEMENT
- COMMON AREA BOUNDARY

NOTES:

- SETBACKS
FRONT - 20'
REAR - 20'
SIDES - 20'
- TOTAL LOTS - 6
TOTAL ACREAGE IN LOTS - 0.25 AC.
TOTAL ACREAGE IN ORIGINAL TRACT - 3.07 AC.
- PROPERTY IS NOT IN A 100 YEAR FLOOD PLAIN AREA.
REF. FIRM/FEMA COMMUNITY PANEL NO. 37025C0080 D,
EFFECTIVE DATE: NOV. 2, 1994
- ZONED: RV
- TAX NUMBER FOR SUBJECT PROPERTY IS 4599 76 1189,
DEED BOOK 2357-298.
- DEDICATED OPEN SPACE 0.45 AC., DESIGNATED AS ACTIVE.
- CLOVER RIDGE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE
FOR MAINTENANCE OF AREA AND OPEN SPACE.
- CURB, GUTTER, AND SIDEWALKS WILL BE CONSTRUCTED
INTERIORLY AND ALONG AREA ADJACENT TO PUBLIC STREET.
- PUBLIC UTILITY EASEMENTS ARE 20' IN WIDTH.
- STORM DRAINAGE EASEMENTS ARE PRIVATE.
- EXISTING SANITARY SEWER EASEMENTS SHOWN IN MAP BOOK 44-79.
- PROPERTY TO BE SERVED BY CITY WATER AND SEWER.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE CITY OF CONCORD, AND THAT I HEREBY SUBMIT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT AND ESTABLISH MINIMUM BUILDING SETBACK LINES, AND DEDICATE TO PUBLIC USE ALL AREAS SHOWN ON THIS PLAN AS STREETS, WALKS, PARKS, OPEN SPACE AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE, AND THAT I WILL MAINTAIN ALL SUCH AREAS UNTIL ACCEPTED BY THE CITY OF CONCORD, AND FURTHER THAT I HEREBY GUARANTEE THAT I WILL CORRECT DEFECTS OR FAILURE OF IMPROVEMENTS IN SUCH AREAS FOR THE PERIOD OF ONE YEAR COMMENCING AFTER A CERTIFICATE OF APPROVAL HAS BEEN EXECUTED BY THE CITY OR AFTER FINAL ACCEPTANCE OF REQUIRED IMPROVEMENTS, WHICHEVER OCCURS LATER.

DATE: 12/10/05 OWNER: David Kottelberger

STATE OF NORTH CAROLINA
CABARRUS COUNTY

Jonathan Marshall REVIEW OFFICER
OF CABARRUS COUNTY, CERTIFY THAT THE MAP OR PLAN TO WHICH THIS CERTIFICATE IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Jonathan Marshall REVIEW OFFICER 12-10-2005 DATE
by David Lebelley

Certificate of final plat approval

BY AUTHORITY OF THE CITY OF CONCORD SUBDIVISION REGULATIONS, THIS FINAL PLAT FOR THE CLOVER RIDGE TOWNHOMES PHASE II SUBDIVISION IS HEREBY APPROVED

12/19/05 Margaret Pearson, Director of Development Services
DATE

12/20/05 Sue B Hyde, City Engineer
DATE

OFFICE REGISTER OF DEEDS

20th DAY OF December 2005
AT 11:11 O'CLOCK A.M.

AND REGISTERED IN RECORD BOOK
NO. 48 PAGE 44

William K Kelly, Deputy Register of Deeds

CERTIFICATE OF ELECTRICAL DISTRIBUTION SYSTEM APPROVAL

I HEREBY CERTIFY THAT THE ELECTRIC DISTRIBUTION SYSTEM HAS BEEN DESIGNED AND INSTALLED IN AN ACCEPTABLE MANNER AND IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF CONCORD IN CLOVER RIDGE TOWNHOMES SUBDIVISION.

DATE: 12/10/05
DIRECTOR OF ELECTRICAL SYSTEMS

CERTIFICATE OF FEE PAYMENT

I HEREBY CERTIFY THAT ALL FEES FOR THE CLOVER RIDGE TOWNHOMES, PHASE II SUBDIVISION HAVE BEEN PAID, OR THAT THE FEES ARE NOT APPLICABLE.

12/10/05 DATE
FINANCE DIRECTOR

CERTIFICATE OF STREETS, WATER AND SEWER SYSTEM APPROVAL AND OTHER IMPROVEMENTS

I HEREBY CERTIFY THAT ALL STREETS, STORM DRAINAGE SYSTEMS, WATER AND SEWER SYSTEMS AND OTHER IMPROVEMENTS HAVE BEEN DESIGNED AND INSTALLED, OR THEIR INSTALLATION GUARANTEED, IN AN ACCEPTABLE MANNER AND ACCORDING TO SPECIFICATION AND STANDARDS OF CONCORD AND THE STATE OF NORTH CAROLINA IN THE CLOVER RIDGE SUBDIVISION.

12/10/05 DATE
DIRECTOR OF ENGINEERING

FINAL SUBDIVISION PLAT OF CLOVER RIDGE TOWNHOMES PHASE II

NO. 2 TOWNSHIP CABARRUS COUNTY
CONCORD, N.C.

40 0 40 80
GRAPHIC SCALE

SCALE: 1" = 40' MARCH 1, 2005

OWNERS/DEVELOPERS
SEGER ENTERPRISE, INC.
1539 12th FAIRWAY DR. NW.
CONCORD, NC 28027
(704) 782-9190

EDWARD R. BUCKNER, PLS NO. L915
3479 MONARCH CT. (704)786-7745
CONCORD, N.C. 28027

CERTIFICATE OF SURVEY AND ACCURACY

I, EDWARD R. BUCKNER, CERTIFY THAT THIS MAP WAS DRAWN FROM AN ACTUAL SURVEY BY ME, DEED DESCRIPTION RECORDED IN BOOK 2357, PAGE 288, THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES. THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:10,000; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH GS 47-30 AS AMENDED AND THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 1st DAY OF MARCH, 2005.
EDWARD R. BUCKNER
SURVEYOR
REGISTRATION NUMBER

